

LOT 66
SONGBIRD ADDITION
CAB. H, PG. 83

LOT 78
SONGBIRD ADDITION
CAB. H, PG. 83

LOT 79R2
SONGBIRD ADDITION
102,571 SQ. FT. OR 2.355 ACRES

WILLIAM H. COLLINS
AND JANNA COLLINS
DOC. NO. 95-R0000795
D.R.D.C.T.

LOT 79
SONGBIRD ADDITION
CAB. H, PG. 83

OVERALL AREA
205,147 SQ. FT. OR 4.710 ACRES

LOT 79R1
SONGBIRD ADDITION
102,576 SQ. FT. OR 2.355 ACRES

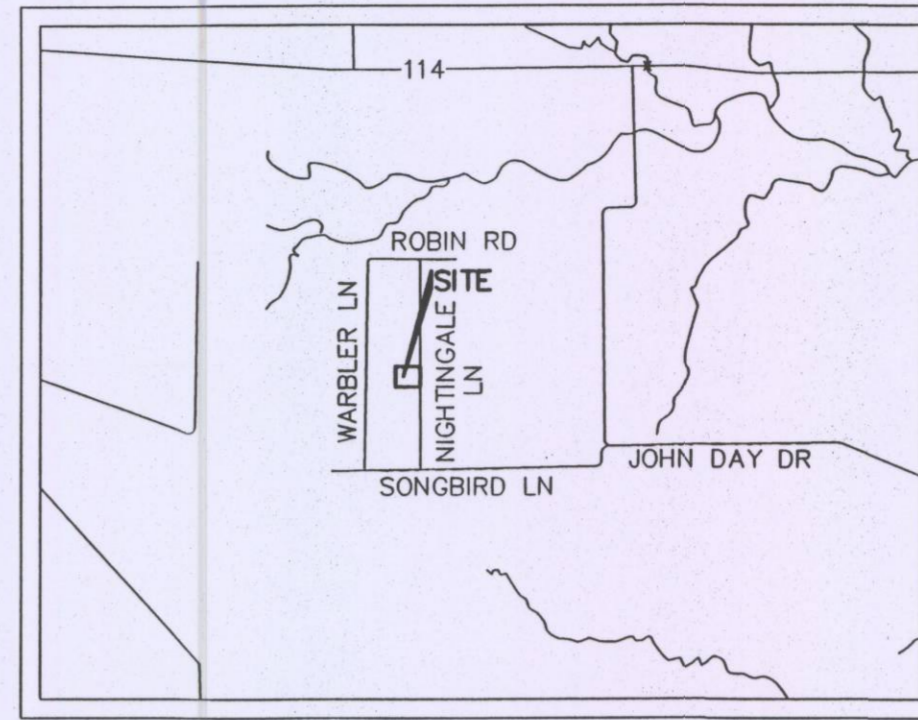
CESAR PRADO AND
ARACELI CHAVEZ
DOC. NO. 2015-94718
O.P.R.D.C.T.

LOT 65A
SONGBIRD ADDITION
CAB. H, PG. 83

LOT 64B
SONGBIRD ADDITION
CAB. H, PG. 83

LOT 80
SONGBIRD ADDITION
CAB. H, PG. 83

VICINITY MAP
N.T.S.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON
Whereas Cesar Prado, Araceli Chavez, William Collins, and Janna Collins are the owners of a 4.710 acre tract of land located in the Empson Thompson Survey, Abstract No. 1245, Denton County, Texas, and being all of Lot 79, Songbird Addition, an Addition to the City of Haslet, Denton County, Texas, according to the plat thereof recorded in Cabinet H, Page 83, Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Southeast corner of said Lot 79, same being the Northeast corner of Lot 80, said Songbird Addition, same being in the West right-of-way line of Nightingale Lane (60 foot right-of-way);

THENCE North 88 deg. 44 min. 10 sec. West, along the common line of said Lots 79 and 80, a distance of 486.05 feet to a 5/8 inch iron rod found for the Southwest corner of said Lot 79, same being the Northwest corner of said Lot 80, same being the Northeast corner of Lot 64B, said Songbird Addition, same being the Southeast corner of Lot 65A, said Songbird Addition;

THENCE North 01 deg. 15 min. 50 sec. East, along the common line of said Lots 79 and 65A, passing the Northeast corner of said Lot 65A, same being the Southeast corner of Lot 65B, said Songbird Addition, and continuing along the common line of said Lot 79 and said Lot 65B, a total distance of 422.07 feet to a 1/2 inch iron rod with cap found for the Northwest corner of said Lot 79, same being the Northeast corner of said Lot 65B, same being the Southeast corner of Lot 66, said Songbird Addition, same being the Southwest corner of Lot 78, said Songbird Addition;

THENCE South 88 deg. 44 min. 10 sec. East, along the common line of said Lot 79 and said Lot 78, a distance of 486.05 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set for the Northeast corner of said Lot 79, same being the Southeast corner of said Lot 78, same being in the West right-of-way line of aforesaid Nightingale Lane;

THENCE South 01 deg. 15 min. 50 sec. West, along the common line of said Lot 79 and said Nightingale Lane, a distance of 422.07 feet to the POINT OF BEGINNING and containing 205,147 square feet or 4.710 acres of computed land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That Cesar Prado and wife, Araceli Chavez, and William Collins and Janna Collins, do hereby adopt this plat designated the hereinabove, described property as **SONGBIRD ADDITION**, an Addition to Denton County, do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

This approved subject to all platting ordinances, rules, and regulations of Denton County, Texas.

WITNESS my hand this the 29 day of April, 2016.

By: Cesar Prado
Owner, LOT 79A

STATE OF TEXAS
COUNTY OF Denton

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Cesar Prado, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of April, 2016.

Notary Public in and for Tarrant County

WITNESS my hand this the 3rd day of May, 2016.

By: Araceli Chavez
Owner, LOT 79A

STATE OF TEXAS
COUNTY OF Denton

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, Araceli Chavez, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of May, 2016.

Notary Public in and for Tarrant County

WITNESS my hand this the 29 day of April, 2016.

By: William Collins
Owner, LOT 79B

STATE OF TEXAS
COUNTY OF Denton

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William Collins, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of April, 2016.

Notary Public in and for Tarrant County

WITNESS my hand this the 3rd day of May, 2016.

By: Janna Collins
Owner, LOT 79B

STATE OF TEXAS
COUNTY OF Denton

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, Janna Collins, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of May, 2016.

Notary Public in and for Tarrant County

My Commission Expires: 10-28-19

NOTES:

1. IRF - Iron Rod Found
2. Basis of Bearing - Based on the West line (North 01 deg. 15 min. 50 sec. East) of a portion of Lot 79, Songbird Addition, an Addition to the City of Haslet, Denton County, Texas, according to the plat thereof recorded in Cabinet H, Page 83, Plat Records of Denton County, Texas.
3. Selling a portion of this lot by metes and bounds is a violation of State and City Ordinance and is subject to fines and withholding of utilities and building permits.
4. Private Water and Sewer
Water to be served by Aqua Texas INC CCN# 13201, sewer to be served by private individual disposal system.

FS15-239 FINAL PLAT
SONGBIRD ADDITION
LOTS 79R1 & 79R2

BEING A REPLAT OF A 4.710 ACRE
LOT 79, SONGBIRD ADDITION
SITUATED IN EMPSON THOMPSON SURVEY, ABSTRACT NO. 1245
DENTON COUNTY, TEXAS
OCTOBER 2015

CASE NO. FS-15-239

DOCUMENT NO. _____ DATE _____

JOB NO.: 15-0802	DATE: 10/26/2015	REV: 2/15/2016	SCALE: 1" = 30'	DRAWN BY: J.B.W.	OWNER LOT 79A CESAR PRADO ARACELI CHAVEZ NIGHTINGALE LANE HASLET, TX 76052	OWNER LOT 79B BILL COLLINS JANNA COLLINS 14323 NIGHTINGALE LANE HASLET, TX 76052	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	TEXAS SOCIETY OF PROFESSIONAL SURVEYORS	1 OF 1
www.peisersurveying.com										Member Since 1977

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 6/17/2016
By: Donald R. Brown Chairman
By: Mary Elliott Secretary



Filed for Record
in the official records of:
Denton County
On: Jun 23, 2016 at 12:03P
In the
Plat Book
SONGBIRD ADDITION
Doc. Number: 2016-
No. of Pages: 1
Amount: \$0.00
Receipt Number: 1443924
By: Timothy Duval

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or other utility easement of any type.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless, the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Denton County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 04/18/2011 Community Panel No. 48121C0470G subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

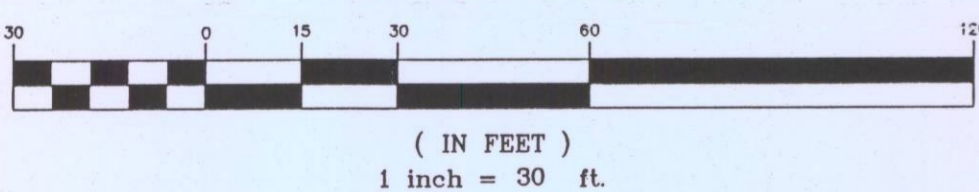
SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate) if the site does not confirm, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points, and points of curve are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision.

Timothy R. Mankin
Timothy R. Mankin
Registered Professional Land Surveyor, No. 6122

4/22/2016
Date

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY R. MANKIN, RPLS No. 6122, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of April, 2016.

Notary Public in and for Tarrant County, Texas

My Commission Expires: 08/15/2016

